



**Address:** [1011 BIRDS FORT TR](#)  
**City:** ARLINGTON  
**Georeference:** 44730T-66-3  
**Subdivision:** VIRIDIAN VILLAGE 1F  
**Neighborhood Code:** A1A030N

**Latitude:** 32.8051574564  
**Longitude:** -97.0916531031  
**TAD Map:** 2120-412  
**MAPSCO:** TAR-069C



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** VIRIDIAN VILLAGE 1F Block 66  
Lot 3

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
VIRIDIAN MUNICIPAL MGMT DIST (420)  
VIRIDIAN PID #1 (625)  
HURST-EULESS-BEDFORD ISD (916)

**State Code:** A

**Year Built:** 2018

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800016036

**Site Name:** VIRIDIAN VILLAGE 1F 66 3

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size+++:** 1,672

**Percent Complete:** 100%

**Land Sqft\*** : 3,354

**Land Acres\*** : 0.0770

**Pool:** N

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

FISCHER MATTHEW  
KOVANDA AMY

**Primary Owner Address:**

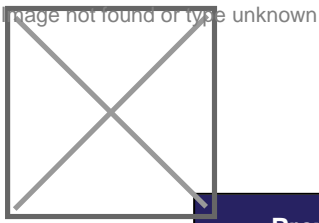
1011 BIRDS FORT TRL  
ARLINGTON, TX 76005

**Deed Date:** 5/13/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221140255](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAKER RAMONA	10/25/2018	<a href="#">D218238189</a>		
GRENADIER VIRIDIAN LLC	4/9/2018	<a href="#">D218080918</a>		
RCP VIRIDIAN I LLC	12/1/2017	<a href="#">D217281751</a>		

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$264,639	\$75,000	\$339,639	\$339,639
2024	\$264,639	\$75,000	\$339,639	\$339,639
2023	\$301,743	\$75,000	\$376,743	\$376,743
2022	\$234,753	\$75,000	\$309,753	\$309,753
2021	\$209,822	\$75,000	\$284,822	\$284,822
2020	\$205,000	\$105,000	\$310,000	\$310,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.